

1 BILL NO. R-82-09-//

2 DECLARATORY RESOLUTION NO. R-59-82

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
5 I.C. 6-1.1-12.1.

6 WHEREAS, Petitioner has duly filed its petition dated
7 August 5, 1982, to have the following described property desig-
8 nated and declared an "Urban Development Area" under Division
9 6, Article II, Chapter 2 of the Municipal Code of the City of
10 Fort Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1,
11 to-wit:

12 the west 25 feet of Lot #10, Lot #11, and the
13 5 foot vacated alley adjoining on the east; and
14 the east 1/2 of Lot #12, and the east 20 feet
15 of the west 30 feet of Lot #12 in the original
16 plat to the Town (now City) of Fort Wayne,
Allen County, Indiana, according to the
recorded plat thereof. Also, the east 35 feet
of Lot #10, in the original plat to the
Town (now City) of Fort Wayne, Allen County, Indiana;

17 and

18 WHEREAS, it appears that said petition should be
19 processed to final determination in accordance with the provisions
20 of said Division 6.

21 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
22 OF THE CITY OF FORT WYANE, INDIANA:

23 SECTION 1. That, subject to the requirements of
24 Section 2 below, the property hereinabove described is hereby
25 designated and declared an "Urban Development Area" under
26 I.C. 6-1.1-12.1.

27 SECTION 2. That the foregoing is subject to:

28 (a) An affirmative ("Do Pass") recommendation by
29 the Fort Wayne Redevelopment Commission, after
30 due hearing, analysis and study in accordance
31 with the provisions of Division 6, Article II,
32 Chapter 2 of the Municipal Code of the City of

1 Page Two

2
3 Fort Wayne, Indiana of 1974, as amended; and
4 (b) Final confirmation hereof by due passage upon
5 the final vote hereon.

6 SECTION 3. That this Resolution shall be effective
7 upon passage and any and all necessary approval by the Mayor.

8
9 
Councilmember

10 APPROVED AS TO FORM
11 AND LEGALITY

12 
13 Bruce O. Boxberger, City Attorney
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seconded by
Read the first time in full and on motion by Eisbart,
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Legislation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19____, at _____ o'clock _____ M., E.S.T.

DATE: 9-14-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Eisbart,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>X</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>X</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>X</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>X</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>X</u>	_____	_____	_____	_____
<u>STIER</u>	<u>X</u>	_____	_____	<u>X</u>	_____
<u>TALARICO</u>	<u>X</u>	_____	_____	_____	_____

DATE: 10-26-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~)

(~~APPROPRIATION~~) (~~ORDINANCE~~) (RESOLUTION) NO. B-59-82

on the 26th day of October, 1982

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 27th day of October, 1982, at the hour of
11:30 o'clock A.M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 29th day of October
1982, at the hour of 11 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

BILL NO. R-82-09-11

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN A. EISBART, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

PAUL M. BURNS

VICTURE L. SCRUGGS

ROY J. SCHOMBURG

10-26-82
CONCURRED IN
DATE CHARLES W. WESTERMAN, CITY CLERK

NO. 19

RECEIVED FROM

Donald G. Leland

Fifty and 00/100

DOLLARS

The Western

Account Total \$ 50.00

Amount Paid \$ —

Balance Due \$ 50.00

H. E. Hoff

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
109 E. Superior Street
Fort Wayne, IN 46802
- Street Boundaries (if applicable) _____
Superior Street on south

2. Legal Description of Property _____
See attached

3. Township Wayne
4. Taxing District Ft. Wayne-Wayne
5. Current Zoning District M-1
6. Variance Grant (if any) _____
None

15. Current Use of Property
(a) How is property presently used? _____
Offices and Warehouse

(b) What structure(s) (if any) are on the property? Four
(Three brick and one metal building)
All wood frame structures

(c) What is the condition of this structure/these structures?
Older structures - 80 plus years. Three brick structures below average.
One metal skin structure considerably below average

7. Owner(s) _____
Marcia J. Howard

8. Address of Owner(s) _____
5405 S. Wayne Ave.
Fort Wayne, IN 46807

9. Telephone Number _____
745-5717

10. Agent of Owner (if any) _____
Rod M. Howard

11. Address 109 E. Superior St.
Fort Wayne, IN 46802
12. Telephone Number _____
422-6580

13. Relationship of Agent to Owner Husband
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____
None

16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? \$40,900.00
- (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) Total - \$2,758.60
Land assessment \$22,900.00 Improvements \$18,000.00

17. Description of Project The restoration of the original upper level brick facades. The renovation of the South, East and West lower level walls and windows of the present building. Adding offices, lunchroom, conference room and rest-rooms to the second floor. Updating the electrical, mechanical and plumbing to meet fire codes, and facilities for the handicapped. Exterior Improvements
40% Interior 60%

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? Late Summer 1982 (August or September)

(b) When is completion expected? Fall 1982

19. Cost of project (not including land cost)

Approximately \$125,000.00

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 24

(b) What kind of work will employees be engaged in? Sales, Clerical, Service, Warehousing, Data Processing, and Administration

(c) How many jobs new to Fort Wayne will be created as a result of project completion? Projected, 15 within a five year time frame

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

See attached

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land?

(b) Will the project improve or replace a deteriorated or obsolete structure? We intend to improve an older building bringing it up to building fire and safety code requirements. Make it more energy efficient and fully utilize the existing space.

- (c) Will the project preserve a historically or architecturally significant structure? Not applicable
- (d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes
- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes - Restoration of Facade, Landscaping, and New design

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes X No

25. Financing on Project

What is the status of financing connected with the project?

\$50,000.00 - 50/50 CDC Commercial Rehabilitation Loan
Remainder - Conventional bank financing

I hereby certify that the information and representations on this Application are true and complete.

Marcus J. Howard
 Signature(s) of Owner(s)

August 4, 1982
 Date



Question #2. Legal Description of Real Estate.

The West 25 feet of Lot Number 10, Lot Number 11, and the 5 foot vacated alley adjoining on the East; and the East 1/2 of Lot Number 12, and the East 20 feet of the West 30 feet of Lot Number 12 in the original plat to the Town (now City) of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof. Also, the East 35 feet of Lot Number 10, in the original plat to the Town (now City) of Fort Wayne, Allen County, Indiana.

Question #22.

This property is located in an area where there has been a substantial lack of development for many years. Factors contributing to this lack of development are as follows:

1. Improvements located in the area are generally older and substandard with apparent deferred maintenance, deterioration and increasing obsolescence.
2. Arteries for access to rail and truck services have been less convenient than in outlying areas.
3. The character of the neighborhood presents a security problem for both businesses and their employees.
4. This area has an inability to compete favorably with other areas to attract new investment because of the high costs of developing amenities such as off-street parking.
5. The financial advantages of building a new structure specifically designed for a business are more practical than upgrading an existing structure and accommodating a business to it without some tax incentives.

RESOLUTION NO. 82-33

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE ADOPTION
OF THE DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on October 11, 1982, at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on October 11, 1982, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to wit:

The West 25 feet of Lot 10, Lot 11, and the 5 foot vacated alley adjoining on the East; and the East $\frac{1}{2}$ of Lot 12, and the East 20 feet of the West 30 feet of Lot 12 in the original plat to the Town (now City) of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof. Also, the East 35 feet of Lot 10, in the original plat to the Town (now City) of Fort Wayne, Allen County, Indiana; located and commonly known as:

109 East Superior Street, Fort Wayne, Indiana.

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate and five (5) years on new manufacturing equipment.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on October 11, 1982 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By Leonard M. Weinraub
Leonard M. Weinraub, President

By Hana L. Stith
Hana L. Stith, Secretary

ATTEST:

Gary E. Wasson
Gary E. Wasson, Executive Director

ADOPTED: October 11, 1982

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment
Commission, do hereby certify that the attached Resolution
is a true and correct copy of a Resolution adopted at
the Regular Meeting of the Fort Wayne Redevelopment
Commission, Governing Body of the City of Fort Wayne,
Department of Redevelopment, held on the 11 day
of October, 1982 at 7:00 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my
hand this 11 day of October,
1982.

Hana L. Stith
Hana L. Stith, Secretary

CALHOUN

CLINTON

SUPERIOR

FORT WAYNE
REDEVELOPMENT
COMMISSION



DATE PROJECT TITLE

Tax Abatement

HOWARD'S

OCT. 11, 1982

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: October 13, 1982
TO: Councilman Benjamin A. Eisbart
Council Committee on Regulations
FROM: Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. R82-09-11
Tax Abatement - 109 East Superior Street

On September 14, 1982, Declaratory Resolution, Bill No. R82-09-11 was introduced in City Council requesting designation of the property known as Howard's Graphic Arts and located at 109 East Superior Street as an "urban development area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission.

The Redevelopment Commission staff after receiving the Declaratory Resolution toured the facility and determined that the proposal meets many of the objectives of the Redevelopment Commission for tax abatement, as follows:

- 1) The property is located in the Central Business District
- 2) improvement in the physical appearance of the City
- 3) increase in employment
- 4) neighborhood conservation and stabilization
- 5) rehabilitation of obsolete or deteriorated structures.

The Fort Wayne Redevelopment Commission conducted the Public Hearing on October 11, 1982. No one spoke in opposition to the abatement request.

Following the Public Hearing, the Redevelopment Commission, at their Regular Meeting on October 11, 1982, did adopt the attached Resolution No. 82-33 recommending to the Common Council a "Do Pass" to your Declaratory Resolution, Bill No. R82-09-11, designating the property commonly known as 109 East Superior Street as an "urban development area" for purposes of I.C. 6-1.1-12.1 as enacted and amended by the General Assembly of the State of Indiana.

If you have any questions, please contact me.

GEW/jw
enclosure

